

City Council  
Atlanta, Georgia

00- 0-1086

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-00-53  
6-12-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3301-3315 Roswell Road, N.E.**, be changed from the **RG-3 (Residential General Sector 3) & C-1 (Community Business)** Districts to the **RG-4-C (Residential General-Sector 4-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **98 & 99** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

1. Land Lot 98 of the 17th District of Fulton County, Georgia, being Lots 1, 2, 3, and 4 of Subdivision of Property of Lanatta Trading Co., according to plat recorded in Plat Book 21, page 11, Fulton County Records, and more particularly described as follows:

BEGINNING at a point on the northeasterly side of Roswell Road two hundred ten (210) feet southeasterly, as measured along the northeasterly side of Roswell Road, from the southeast corner of the intersection of Roswell Road and Alberta Drive, if said corner were extended to form an angle instead of a curve; said point of beginning also being the dividing line of Lots 4 and 5, said subdivision and plat; and running thence southeasterly along the northeasterly side of Roswell Road three hundred seventy-five (375) feet to the south line of Land Lot 98; thence east along the south line of said Land Lot 98 two hundred eighty (280) feet to the dividing line of Lots 1 and 12, said subdivision and plat; thence northerly along the dividing line of said Lots 1 and 12, one hundred eighty (180) feet to the southeast corner of Lot 2, said subdivision and plat; thence northwesterly along the dividing line of Lots 2 and 12 and continuing northwesterly along the dividing line of Lots 2 and 11, said subdivision and plat, a distance of two hundred fifty-three (253) feet to the dividing line of Lots 2 and 10, said subdivision and plat; thence westerly along the dividing line of said Lots 2 and 10, ninety-five (95) feet to the southeast corner of Lot 3, said subdivision and plat; thence northerly along the dividing line of Lots 3 and 10, and continuing northerly along the dividing line of Lots 3 and 9, said subdivision and plat, a distance of seventy (70) feet to the southeast corner of Lot 4, said subdivision and plat; thence northwesterly along the dividing line of Lots 4 and 9, said subdivision and plat, seventy (70) feet to the northeast corner of Lot 4, said subdivision and plat; thence southwesterly along the southerly line of Lots 7, 6, and 5, said subdivision and plat two hundred ten and eight tenths (210.8) feet to the northeasterly side of Roswell Road and the point of beginning, known as #3315 Roswell Road, N.E.

2. Land Lot 99, of the 17th District, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly side of Roswell Road and the north line of Land Lot 99; thence running southeasterly along the northeasterly side of Roswell Road one hundred forty-six (146) feet to an iron pin; thence east one hundred seventy-five (175) feet to an iron pin; thence southeasterly one hundred fifty (150) feet to an iron pin; thence north 89 degrees 06 minutes east two hundred forty-five and six tenths (245.6) feet to an iron pin; thence northwesterly one hundred one and seven tenths (101.7) feet to an iron pin; thence continuing north 11 degrees 21 minutes west one hundred one and eight tenths (101.8) feet to an iron pin located on the north line of Land Lot 99; thence west along the north line of said Land Lot 99 five hundred fifty-nine and nine tenths (559.9) feet to the northeasterly side of Roswell Road and the point of beginning, known as #3301 Roswell Road, N. E.

2-00-53

